

99043008080000, 99043008080000

Land register

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/8938330/L100039>

Modul	Sachverhalt
Leistungsschlüssel	99043008080000, 99043008080000
Leistungsbezeichnung I	Land register
Leistungsbezeichnung II	
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Rheinland-Pfalz
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (gold)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Gewährung (080)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)

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Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	15.11.2020
Fachlich freigegeben durch	Ministry of Justice Mecklenburg-Vorpommern
Handlungsgrundlage	https://www.gesetze-im-internet.de/gbo/_12.html https://www.gesetze-im-internet.de/gbo/_12.html
Teaser	The land register informs about the legal situation of a property.
Volltext	The land register provides information about the legal situation of a property, for example • who is the owner of immovable property, • whether and which rights third parties have to a property (e.g. mortgages or easements) or • whether there are reservations or certain restrictions on disposal. A prior notice secures a claim to transfer of ownership from a purchase contract. You should inspect the land register before buying a property. Otherwise, you may buy a property with encumbrances that you are not aware of (e.g. a lifelong right of residence of a third party).
Erforderliche Unterlagen	• Passport or identity card • if the property is not your property: documents showing your legitimate interest (e.g. consent of the owner)
Voraussetzungen	You must have a legitimate interest in inspecting the land register. The legitimate interest in inspection must be explained to the Land Registry. In individual cases, the Land Registry may require prima facie evidence or proof of interest. The property owner and all rights holders registered in the land register (e.g. creditors of a land charge) have a legitimate interest. In addition, objective reasons beyond pure curiosity

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	are required for the legitimate interest. For this purpose, an actual, in particular economic interest may be sufficient (e.g. property adjavers who want to obtain information about the neighboring owner, a tenant to determine whether the landlord is the owner or an heir). All persons entitled to inspect may also request an extract from the land register.
Kosten	• The inspection of the land register is free of charge. • Simple land register extract: EUR 10.00 • Certified copy of the land register extract: EUR 20.00 • In case of inspection, e.g. via a notary: EUR 15.00.
Verfahrensablauf	You must apply for inspection at the Land Registry. Ask them beforehand whether you have to submit the application verbally, in writing or in person. This depends on the individual case.
Bearbeitungsdauer	
Frist	
weiterführende Informationen	
Hinweise	To protect the owner, you may only inspect the land register if you can prove a legitimate interest. Creditors, for example, can inspect if they wish to enforce. Would you like to buy a plot of land and inspect it for this reason? The owner must agree to this. Have it confirmed in writing that you are allowed to inspect the land register.
Rechtsbehelf	
Kurztext	Granting of access to the land register
Ansprechpunkt	The land registers are kept by the district courts (as the land registries). The Land Registry is responsible for the land located in the district of the district court. The court responsible for your place (property location) can be found in the directory of places and courts, which is maintained jointly by the Federation and the Länder.

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	https://www.justizadressen.nrw.de/og.php?MD=j https://www.justizadressen.nrw.de/og.php?MD=j
Zuständige Stelle	
Formulare	
Ursprungsportal	Grundbuch, Land register